

**MINUTES  
MONTEAGLE REGIONAL PLANNING COMMISSION  
JANUARY 5, 2021**

**PRESENT:                   CHAIRMAN, IVA MICHELLE RUSSELL  
                                  MARILYN RODMAN  
                                  DORRAINE PARMLEY  
                                  PETER BEASLEY  
                                  MARY JANE FLOWERS**

**Chairman Russell called the meeting to order. There was discussion on two changes to the minutes. Mr. Beasley made a motion to approve the minutes of December 1, 2020 with the changes. Ms. Parmley seconded the motion and it passed 5/0.**

**STAFF APPROVED PLAT REPORT – There was one approved plat received on 12/8/20 from Tennessee Valley Surveying. The property is at the intersection of Laurel Lake Drive and Wells Street. The plat was for two 1.3 acre lots.**

**NEW BUSINESS**

**ELECTION OF OFFICERS – After discussion Ms. Flowers made a motion to table the election of officers to the**

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**February 2, 2021 meeting. Mr. Beasley seconded the motion and it passed 5/0.**

**ZONING ORDINANCE 03-21 – After discussion of the zoning ordinance 2021 Mr. Peter Beasley made a motion to recommend to the City council the zoning ordinance for approval. Ms. Mary Jane Flowers seconded the motion and it passed 5/0.**

**ZONING MAP ORDINANCE 02-21 – This will be the 2015 map with amendments with the R-3 left out of RBT. After discussion Ms. Mary Jane Flowers made a motion to recommend this ordinance to the city council for approval. Ms. Dorraine Parmley seconded the motion and it passed 5/0.**

**RBT FINAL PLAT -- This plat was submitted on 11/17/2020 to be on the agenda for the December 1, 2020 meeting. Mr. Haynes did not have a final copy of the plat showing the requested revisions nor the proper signatures at**

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**the December 1, 2020 meeting. This is not the Petro but renamed Rodney Kilgore: Rocky Top.**

**Service Center. All signatures are on the plat and Rodney Kilgore is consolidating 5 properties into one. Ms. Dorraine Parmley made a motion to approve the final plat for Rocky Top Service Center, Rodney Kilgore. Mr. Peter Beasley seconded the motion and it passed 5/0.**

**ROCKY TOP SERVICE CENTER SITE PLAN – There was discussion and Ms. Mary Jane Flowers made a motion to approve the site plan with the condition that the Zoning Ordinance 03-21 is approved by the City Council. This is based on the 2018 Ordinance that Mr. Garrett Haynes was asked to review by the planning commission. Mr. Peter Beasley seconded the motion and it passed 5/0.**

**BAIN PROPERTY FINAL PLAT -- Ms. Mary Jane Flowers made a motion to table this to the February meeting. Ms. Marilyn Rodman seconded the motion and it passed 5/0.**

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**Mayor Rodman read several emails from the citizens opposing the new truck center.**

**There were several citizens who had questions and comments. Video is available.**

**The meeting adjourned at 7:35 pm.**

**Respectfully Submitted,**

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**Chairman, Iva M Russell**

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**City Recorder, Debbie Taylor**

